

ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Adams Avenue
Maintenance Assessment District**

Annual Update for Fiscal Year 2004

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscape and Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
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May 2003

CITY OF SAN DIEGO

Mayor

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City Council Members

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District 1

Brian Maienschein
District 5

Michael Zucchet
District 2

Donna Frye
District 6

Toni Atkins
District 3

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Ralph Inzunza, Jr.
District 8

City Manager

Michael T. Uberuaga

City Attorney

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City Clerk

Charles G. Abdelnour

City Engineer

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Boyle Engineering Corporation

Table of Contents

Engineer's Report

Adams Avenue Maintenance Assessment District

Preamble	1
Executive Summary	2
Background	3
District Proceedings for Fiscal Year 2004	3
Bond Declaration	4
District Boundary	4
Project Description.....	4
Separation of General and Special Benefits.....	4
Cost Estimate	5
Estimated Costs.....	5
Annual Cost Indexing	5
Method of Apportionment	5
Estimated Benefit of the Improvements.....	5
Apportionment Methodology.....	5
Summary Results	6

EXHIBITS

Exhibit A: District Boundary

Exhibit B: Estimated Annual Expenses, Revenues & Reserves

Exhibit C: Assessment Roll

Engineer's Report

Adams Avenue

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the ADAMS AVENUE MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Adams Avenue Maintenance Assessment District

Apportionment Method: Linear Frontage Foot (LFF)

	FY 2003	FY 2004 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	149	149	--
<i>Zone 1</i>	23	23	--
<i>Zone 2</i>	94	94	--
<i>Zone 3</i>	12	12	--
<i>Zone 4</i>	20	20	--
Total Estimated Assessment:	\$32,273	\$32,273	--
<i>Zone 1</i>	\$4,518	\$4,518	--
<i>Zone 2</i>	\$16,077	\$16,077	--
<i>Zone 3</i>	\$5,580	\$5,580	--
<i>Zone 4</i>	\$6,098	\$6,098	--
Total Number of LFF:	10,262.10	10,262.10	--
<i>Zone 1</i>	2,053.50	2,053.50	--
<i>Zone 2</i>	6,431.00	6,431.00	--
<i>Zone 3</i>	558.00	558.00	--
<i>Zone 4</i>	1,219.60	1,219.60	--
Assessment per LFF:			
<i>Zone 1</i>	\$2.20	\$2.20	\$2.20
<i>Zone 2</i>	\$2.50	\$2.50	\$2.50
<i>Zone 3</i>	\$10.00	\$10.00	\$10.00
<i>Zone 4</i>	\$5.00	\$5.00	\$5.00

⁽¹⁾ FY 2004 is the City's Fiscal Year 2004, which begins July 1, 2003 and ends June 30, 2004. Total Parcels Assessed, Total Estimated Assessment, and Total Number of LFF may vary from fiscal prior year values due to parcel changes.

District History: The District was established in May 1994.

Annual Cost Indexing: Indexing of assessments is not permitted under the current apportionment methodology.

Bonds: No bonds will be issued in connection with this District

Background

The Adams Avenue Maintenance Assessment District (District) was established in May 1994. The original Engineer's Report is on file in the City of San Diego (City) Clerk's office. The District has primarily funded the maintenance of street trees and shrubs, sweeping and litter removal along Adams Avenue. Maintenance activities have been administered by the Adams Avenue Business Association (AABA).

The District consists of four (4) sub-districts (zones) located along Adams Avenue, described as follows:

- ◆ **Zone #1:** Adams Avenue (from Felton Street to Mansfield Street).
- ◆ **Zone #2:** Adams Avenue (from Mansfield Street to 39th Street, and from Terrace Drive to Vista Street).
- ◆ **Zone #3:** Adams Avenue (from 33rd Street to Felton Street).
- ◆ **Zone #4:** Adams Avenue (from the mid-block east of Kansas Street to Interstate 805).

District Proceedings for Fiscal Year 2004

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance of 1986" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law").

The purpose of the proposed proceedings and this Engineer's Report is to update the District budget and assessments for Fiscal Year 2004.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & Assessment Diagram for the District is on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego and by reference is made a part of this report. The Boundary Map & Assessment Diagram is available for public inspection during normal business hours. The District boundary is depicted in Exhibit A.

Project Description

The project to be funded by the proposed assessments is the maintenance of street trees and shrubs, sweeping and litter removal along Adams Avenue. All landscape and lighting improvements to be maintained by the District fall within dedicated City public right-of-way.

The engineering drawings for the improvements maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein. The specifications for maintenance to be performed are contained in City contracts on file with the City Clerk and the Park and Recreation Department. The specifications are available for public inspection during normal business hours.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). These contributions, reviewed and adjusted annually by the City, are considered to be "general benefit" allocated to the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City's contribution to the public at large, are accordingly considered to be "special benefit" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2004 annual expenses, revenues, reserves, and assessments (provided by the City) for the District are included as Exhibit B hereto.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. The current maximum authorized assessments established in 1994 are not authorized to be indexed (increased or decreased) without a vote of the affected property owners.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with the plans' goals for public safety and pleasing aesthetics.

Apportionment Methodology

It is estimated that the benefit received by each parcel is directly proportional to the linear front footage (LFF) of each parcel fronting the improvement corridors. For each zone, the estimated maintenance cost has been divided by the total LFF within the zone to determine unit assessment rate per LFF.

Summary Results

The District boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the LFF and Fiscal Year 2004 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2004 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE C 52792

Alex Bucher, EIT CA 112628

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the _____ day of _____, 2003.

SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



Scale: 1 in = 1,000 ft



SOURCE: SanGIS and Boyle Engineering Corporation.

ADAMS AVENUE Maintenance Assessment District

EXHIBIT A

EXHIBIT B

Maintenance Assessment Districts

Council District: 3
Fund 70247

Adams Avenue

Adams Avenue Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 PROPOSED
Positions	0.00	0.00	0.00
Personnel Expense	\$ -	\$ -	\$ -
Non-Personnel Expense	38,851	45,649	39,311
TOTAL	\$ 38,851	\$ 45,649	\$ 39,311

The Adams Avenue Maintenance Assessment District (District) was established as a self-managed District in May 1994 to provide maintenance of street trees and shrubs, sweeping and litter removal along Adams Avenue between 33rd Street and 39th Street and between Terrace Drive and Vista Street.

The non-profit Adams Avenue Business Association (Association) manages the District. The Fiscal Year 2004 Proposed Budget was provided by the Association.

ADAMS AVENUE	FY 2003 ESTIMATE	FY 2004 PROPOSED
BALANCE	\$ 2,487	\$ 2,537
Revenue		
Assessments	\$ 32,273	\$ 32,273
Interest	500	501
Business Improvement District Assessment ⁽¹⁾	4,000	4,000
TOTAL OPERATING REVENUE	\$ 36,773	\$ 36,774
TOTAL REVENUE AND BALANCE	\$ 39,260	\$ 39,311
Expense		
Personnel	\$ -	\$ -
Contractual	24,037	24,682
Incidental	6,786	6,141
Utilities	5,900	5,900
Contingency Reserve	-	2,588
TOTAL EXPENSE	\$ 36,723	\$ 39,311
BALANCE	\$ 2,537	\$ -
Assessment Rate per Linear Frontage Foot: ⁽²⁾		
Zone 1	\$ 2.20	\$ 2.20
Zone 2	\$ 2.50	\$ 2.50
Zone 3	\$ 10.00	\$ 10.00
Zone 4	\$ 5.00	\$ 5.00

⁽¹⁾ The Adams Avenue Business Improvement Association contributes \$4,000 to this District.

⁽²⁾ The District contains a total of 10,262.10 Linear Front Feet (LFF). Zone 1 has 2,053.50 LFF, Zone 2 has 6,431.00 LFF, Zone 3 has 558.00 LFF, and Zone 4 has 1,219.60 LFF. The difference in assessment amount by zone is based on differences in the quantity of landscaping and the frequency of services.

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.